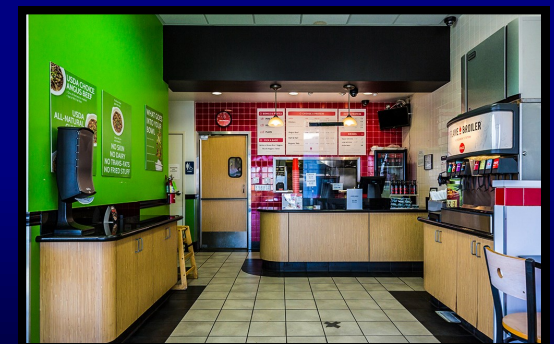


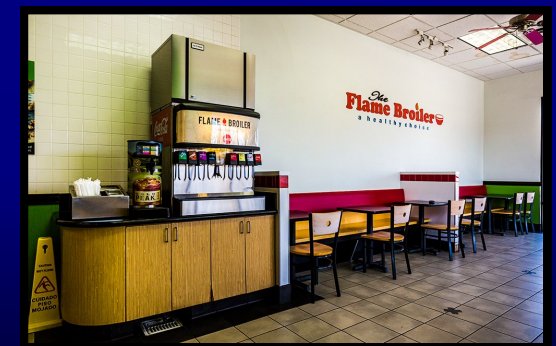


Flame Broiler - Located in Major Shopping Center

BUSINESS DESCRIPTION AND HIGHLIGHTS

- Healthy Food Choice - Alternative to fast food with high level of service
- Flame Broiler opened first restaurant in Orange County, California in 1995
- Located in a major shopping center, 15 Freeway - Lamonite Off Ramp, Jurupa Valley
- Shopping Center major anchor tenants include: Lowe's, Petco, Ross, Michaels, Kirkland and many others
- Great potential, Fast developing areas, adjacent to Eastvale near Amazon, Costco, Best Buys, Target, Home Depot
- Jurupa valley - Eastvale is one of the fastest growing cities in Riverside County
- Major construction development South the shopping Center





Flame Broiler - Located in Major Shopping Center

BUSINESS DESCRIPTION AND HIGHLIGHTS

- Increase your Business instantly by opening on Sundays. Currently closed on Sundays
- Great opportunity for 1st time buyer and experienced food business owners
- Be your own Boss, Call now before its too late

Call now to make an appointment to take the tour of Flame Broiler

Bashir Tariq 951-269-3000



Flame Broiler - Located in Major Shopping Center

Building Size: 1,200 SF

Lease: \$ 4,198

Seating Capacity: 30

Opened: 2013

Open 6 days closed on Sundays

Selling Price
\$228,000

Flame Broiler

Eastvale - Jurupa Valley, CA

FLAME BROILER

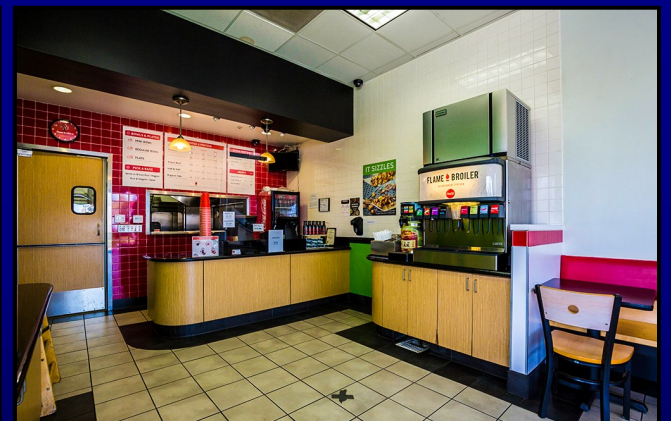


FLAME BROILER

LOWE'S

INTERSTATE
15



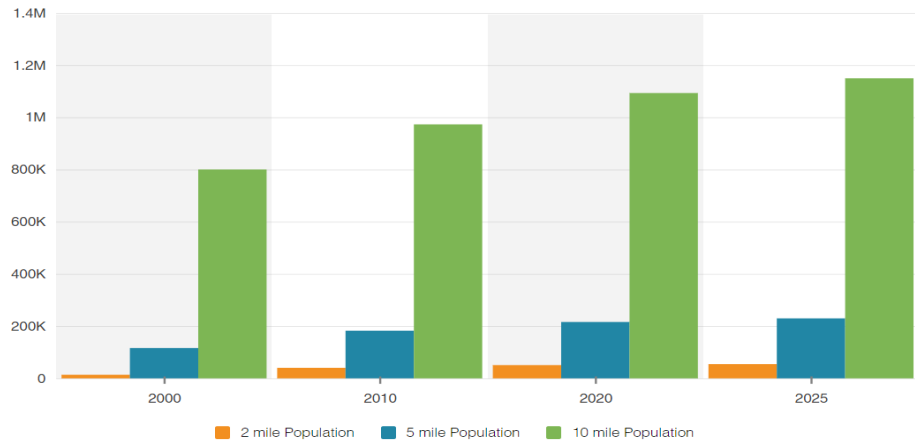


Call now for Tour appointment

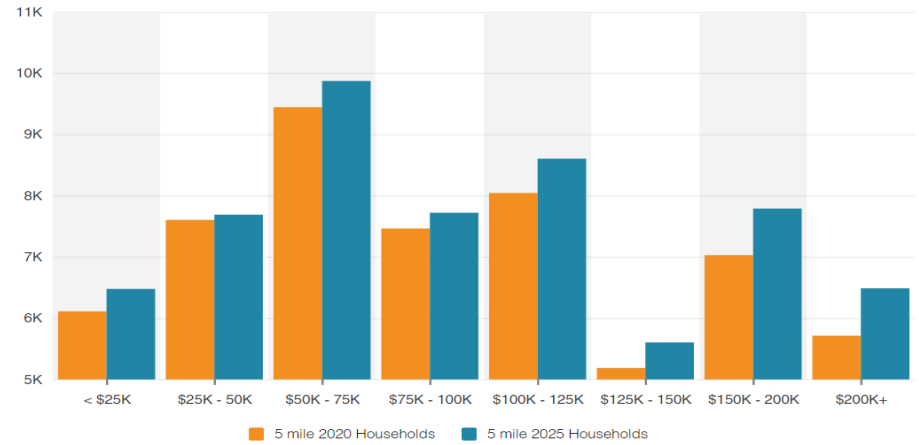
Bashir Tariq 951-269-3000



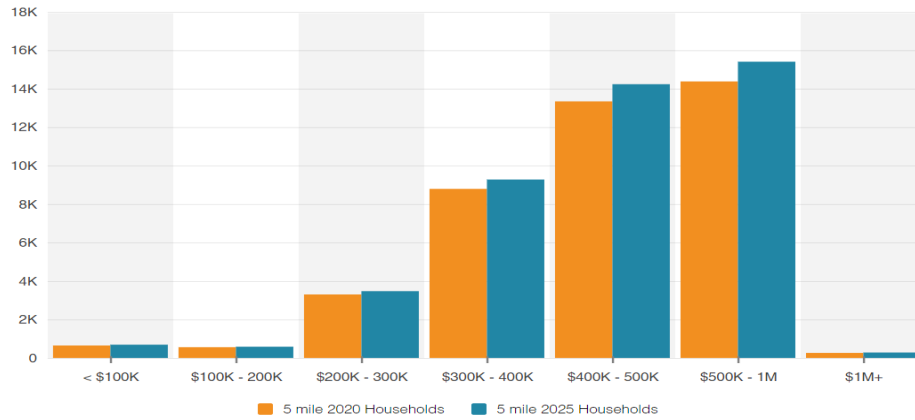
Population



Household Income



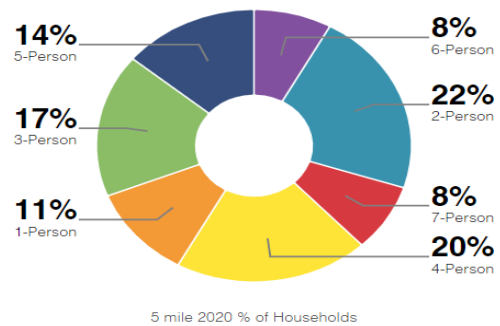
Home Values



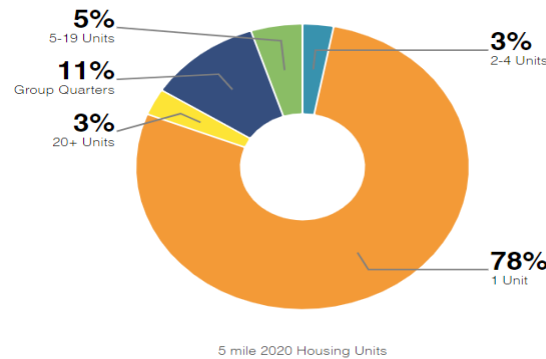
Traffic

| Collection Street | Cross Street | Traffic Volume | Count Year |
|-------------------|-----------------|----------------|------------|
| Limonite Avenue | - | 152,186 | 2020 |
| Limonite Ave | Wineville Ave E | 28,427 | 2018 |
| 64th St | Wineville Ave E | 919 | 2018 |
| 65th St | Kunzite Ct W | 316 | 2018 |
| 65th St | Wineville Ave W | 1,240 | 2018 |
| Wineville Ave | Boca Pl N | 3,863 | 2018 |
| Limonite Ave | I- 15 E | 21,440 | 2018 |
| 65th St | Frank Ave W | 709 | 2015 |
| 65th St | Frank Ave W | 1,077 | 2018 |
| Smith Ave | 65th St S | 118 | 2018 |

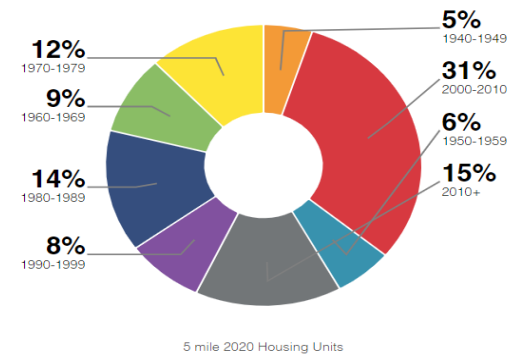
Household Size

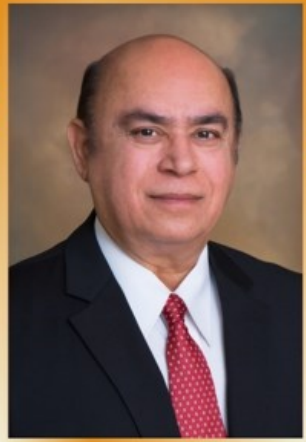


Housing Type



Homes By Year Built





BASHIR TARIQ

951-269-3000

BashirTariq@msn.com

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